

## REAL ASSETS

# OTLIGHT

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## INSTITUTIONAL INVESTORS IN **INFRASTRUCTURE**



### \$25bn

in aggregate capital was secured by infrastructure funds closed in Q2 2018, signalling strong investor appetite. But will this continue? We look at investors' plans for the next 12 months.

Find out more on page 3

## NATURAL RESOURCES FUND **PERFORMANCE**



In anticipation of the launch of the 2018 Pregin Alternative Assets Performance Monitor, we provide the most up-to-date performance data for natural resources funds, including league tables of the top performing funds.

Find out more on page 6



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## Global private equity fundraising

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#### **CGS Management**

We congratulate the CGS team on the successful closing of CGS IV at its hard cap.



# INSTITUTIONAL INVESTORS IN INFRASTRUCTURE

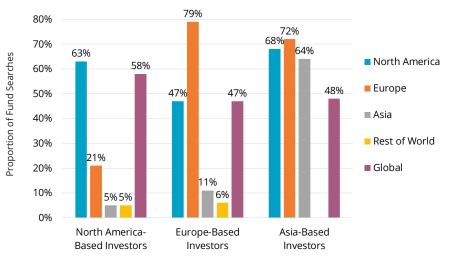
We examine investors' expected activity in infrastructure over the next 12 months, including their preferred geography and route to market, the amount of capital they plan to commit and the number of funds being targeted.

An aggregate \$25bn was secured by 17 unlisted infrastructure funds closed in Q2 2018, the highest amount of institutional capital raised in a quarter since Q1 2017 (\$32bn). On average, these funds achieved 125% of their target size, indicative of strong investor appetite for such investments.

Over the next 12 months, institutional investors will largely continue to focus on investments in their domestic markets – especially in North America and Europe (Fig. 1). Asia-based investors remain more likely to diversify their investment portfolios: 72% and 68% these institutions are targeting opportunities in Europe and North America respectively in addition to investments in their domestic market (64%). This marks a notable shift from the previous quarter, when Asia-based investors displayed an overall preference for domestic investments.

Unlisted funds remain the most favoured route to market for the majority of active investors in the asset class across each region (Fig. 2). Direct investments are targeted by a similar proportion of

Fig. 1: Regions Targeted by Infrastructure Investors in the Next 12 Months by Investor Location



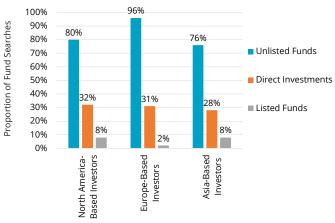
Source: Pregin

investors across all regions, contrary to previous quarters in which a notably smaller proportion of North America-based institutions sought such opportunities (17% in Q1 2018 vs. 18% in Q3 2017, and just 14% in Q2 2017).

On the whole, the amount of capital that investors plan to commit to unlisted

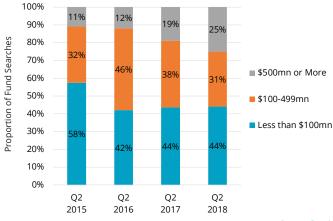
infrastructure funds has increased: 25% of investors are intending to invest at least \$500mn over the next 12 months – more than double the proportions in Q2 2015 and Q2 2016 (Fig. 3). Investors are planning to focus this allocation on fewer funds, with 38% planning to commit to only one fund in the next 12 months, which is notably greater than a year ago (18%, Fig. 4). Over

Fig. 2: Preferred Route to Market of Infrastructure Investors in the Next 12 Months by Investor Location



Source: Pregin

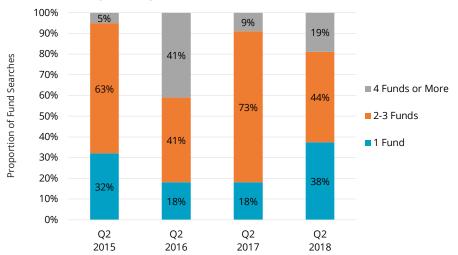
Fig. 3: Amount of Capital Investors Plan to Commit to Unlisted Infrastructure Funds in the Next 12 Months, Q2 2015 - Q2 2018



three-fifths (63%) of investors plan to commit to two funds or more over the next year. While there is an implication that capital is being concentrated among fewer fund managers, opportunities remain for firms to secure institutional capital and thus meet their fundraising targets.

The infrastructure market has seen heightened levels of investor interest in Q2 2018, with an increase in the levels of capital allocations planned over the next 12 months, a positive outlook for the industry. This could pave the way for a strong second half of the year for the global infrastructure market.

Fig. 4: Number of Unlisted Infrastructure Funds Investors Plan to Commit to in the Next 12 Months, Q2 2015 - Q2 2018



Source: Preqin

Fig. 5: Largest Institutional Investors by Current Allocation to Infrastructure (As at August 2018)

Investor	Location	Туре	Current Allocation to Infrastructure (\$bn)
NORD/LB	Hannover, Germany	Bank	29.2
National Wealth Fund	Moscow, Russia	Sovereign Wealth Fund	26.1
Abu Dhabi Investment Authority*	Abu Dhabi, United Arab Emirates	Sovereign Wealth Fund	24.8
CPP Investment Board	Toronto, Canada	Public Pension Fund	23.3
National Pension Service	Jeonju-si, South Korea	Public Pension Fund	18.0
DWS Group	Frankfurt, Germany	Asset Manager	17.6
APG - All Pensions Group	Heerlen, Netherlands	Asset Manager	15.1
Ontario Teachers' Pension Plan	Toronto, Canada	Public Pension Fund	14.5
OMERS	Toronto, Canada	Public Pension Fund	13.8
Corporación Andina de Fomento (CAF)	Caracas, Venezuela	Government Agency	12.7

Source: Pregin

Fig. 6: Sample Investors in Unlisted Infrastructure Funds Closed in Q2 2018

Fund	Firm	Headquarters	Investor(s)	Fund Size (mn)	Final Close Date
ISQ Global Infrastructure Fund II	l Squared Capital	New York, US	New Mexico Educational Retirement Board, North Dakota State Investment Board, Texas Municipal Retirement System, Washington State Investment Board	6,500 USD	Jun-18
Macquarie Asia Infrastructure Fund II	Macquarie Infrastructure and Real Assets	London, UK	Alberta Investment Management Corporation (AIMCo), Cathay Life Insurance, Fubon Life Insurance, New Mexico State Investment Council, TransGlobe Life Insurance	3,300 USD	Apr-18
DIF Infrastructure V	DIF	Schiphol, Netherlands	Arkansas Teacher Retirement System, Greater Manchester Pension Fund	1,900 EUR	May-18
Dalmore Capital Fund III	Dalmore Capital	London, UK	Derbyshire County Council Pension Plan, Hanwha Life Insurance, Public Officials Benefit Association, Strathclyde Pension Fund, Volkswohl Bund	925 GBP	May-18
CIM Infrastructure Fund II	CIM Group	Los Angeles, US	Alameda County Employees' Retirement Association, San Mateo County Employees' Retirement Association	718 USD	Apr-18

<sup>\*</sup>Abu Dhabi Investment Authority has an allocation of between 1% and 5%. Allocation is estimated on the basis of the midpoint of these two values.

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## NATURAL RESOURCES FUND **PERFORMANCE**

Ahead of the launch of the 2018 Pregin Alternative Assets Performance Monitor, we provide the latest natural resources performance data, including capital contributions and distributions, risk/return, median net IRRs and top performing funds.

Source: Pregin

Fig. 1: Unlisted Natural Resources Funds: Annual Capital Called up, Distributed and Net Cash Flow, 2004 - 2017

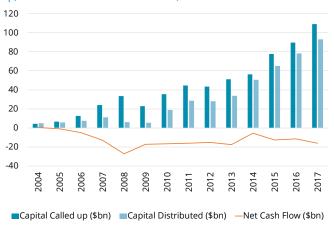
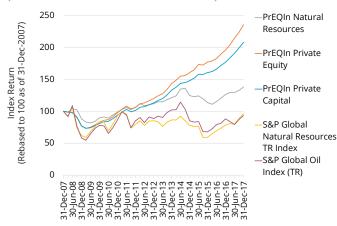
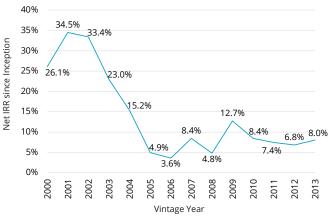


Fig. 2: PrEQIn Index: Natural Resources vs. Private Equity, **Private Capital and Public Indices** (Rebased to 100 as of 31 December 2007)



Source: Pregin

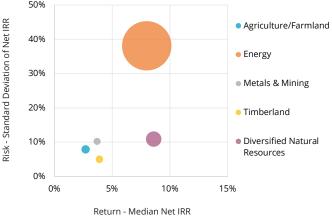
Fig. 3: Unlisted Natural Resources - Median Net IRRs by Vintage Year (As at December 2017)



50%

Fig. 4: Natural Resources - Risk/Return by Strategy

(Vintage 2005-2015 Funds)



Source: Pregin

Source: Pregin

Fig. 5: Top Performing Unlisted Natural Resources Funds (Vintage 2005-2009 Funds)

Fund	Firm	Vintage	Fund Size (mn)	Geographic Focus	Net IRR (%)	Date Reported
EIV Capital Fund I	EIV Capital	2009	50 USD	North America	61.6	Dec-17
EnCap Flatrock Midstream Fund I	EnCap Investments	2009	792 USD	North America	42.7	Sep-17
SCF Fund VI	SCF Partners	2005	400 USD	North America	27.2	Dec-17
Denham Commodity Partners I-III	Denham Capital Management	2005	1,100 USD	North America	25.3	Mar-18
EnCap Energy Capital Fund VI	EnCap Investments	2006	1,500 USD	North America	23.4	Dec-17
Energy Trust Partners II	Energy Trust Capital	2005	303 USD	North America	19.0	Mar-18
Fondo Hidrocarburos de Colombia II	Latin America Enterprise Fund Managers	2008	67 USD	Latin America	18.0	Mar-18
Quantum Energy Partners V	Quantum Energy Partners	2008	2,506 USD	North America	17.1	Dec-17
EnCap Energy Capital Fund VII	EnCap Investments	2007	2,500 USD	North America	15.1	Dec-17
Fondo Hidrocarburos de Colombia I	Latin America Enterprise Fund Managers	2005	62 USD	Latin America	15.0	Mar-18

Fig. 6: Top Performing Unlisted Natural Resources Funds (Vintage 2010-2015 Funds)

Fund	Firm	Vintage	Fund Size (mn)	Geographic Focus	Net IRR (%)	Date Reported
Carnelian Energy Capital I	Carnelian Energy Capital	2015	400 USD	North America	331.0	Dec-17
Quantum Energy Partners VI	Quantum Energy Partners	2014	4,450 USD	North America	48.9	Dec-17
Post Oak Energy Partners II	Post Oak Energy Capital	2014	500 USD	North America	48.4	Dec-17
Juniper Capital II	Juniper Capital	2015	500 USD	North America	44.6	Sep-17
Lime Rock Partners VII	Lime Rock Partners	2015	500 USD	North America	43.0	Mar-18
Kerogen Energy Fund II	Kerogen Capital	2015	676 USD	Diversified Multi-Regional	36.3	Mar-18
Post Oak Energy Partners	Post Oak Energy Capital	2011	203 USD	North America	35.6	Dec-17
Zarvona Energy Fund II	Zarvona Energy	2014	153 USD	North America	35.2	Dec-17
EnCap Flatrock Midstream Fund II	EnCap Investments	2012	1,750 USD	North America	35.1	Sep-17
NGP Natural Resources XI	NGP Energy Capital Management	2014	5,325 USD	North America	26.8	Dec-17

Source: Preqin

Fig. 7: Unlisted Natural Resources Funds to Watch (Vintage 2016-2018 Funds)

Fund	Firm	Vintage	Fund Size (mn)	Geographic Focus	Net Multiple (X)	Net IRR (%)	Date Reported
Tembo Capital Mining Fund II	Tembo Capital	2016	100 USD	Africa	1.81	n/m	Dec-17
Kerogen Expansion Fund	Kerogen Capital	2017	167 USD	Diversified Multi-Regional	1.60	n/m	Mar-18
EMG Ascent 2016 Equity	Energy & Minerals Group	2016	-	North America	1.43	n/m	Mar-17
Warwick Partners III	Warwick Energy Group	2016	562 USD	North America	1.43	n/m	Dec-17
Kobus Renewable Energy I	Kobus Partners	2016	6 EUR	Europe	1.42	n/m	Dec-17

Source: Pregin

Fig. 8: Natural Resources Performance Benchmarks

FUND STRATEGY: All Natural Resources GEOGRAPHIC FOCUS: All Regions FUND STRUCTURE: Closed-End

BENCHMARK TYPE: Median AS AT: 31 December 2017

		ı	Median Fun	d	Net M	ultiple Quart	iles (X)	Net	IRR Quartiles	s (%)	Net IRR M	ax/Min (%)
Vintage	No. of Funds	Called (%)	Dist (%) DPI	Value (%) RVPI	Q1	Median	Q3	Q1	Median	Q3	Max	Min
2017	17	25.0	0.0	99.2	1.05	1.00	0.89	n/m	n/m	n/m	n/m	n/m
2016	27	51.0	1.9	100.5	1.30	1.04	0.99	n/m	n/m	n/m	n/m	n/m
2015	29	56.4	6.0	105.0	1.41	1.15	1.07	n/m	n/m	n/m	n/m	n/m
2014	37	70.5	17.3	110.0	1.52	1.29	1.15	34.5	15.5	7.0	76.0	-3.3
2013	28	83.4	9.0	105.1	1.37	1.20	1.00	14.0	8.0	-0.1	25.0	-99.9
2012	20	96.1	41.3	89.0	1.35	1.23	1.13	12.4	6.8	4.7	22.5	-62.0
2011	27	97.9	26.2	96.1	1.49	1.23	1.16	12.3	7.4	4.6	39.4	-15.0
2010	22	96.3	63.3	59.3	1.71	1.33	0.94	14.4	8.4	1.8	37.9	-20.4
2009	8	99.4	92.2	37.4	2.00	1.51	0.84	n/m	12.7	n/m	448.0	-8.3
2008	23	100.0	75.8	56.9	1.81	1.24	0.99	16.1	4.8	-0.2	18.0	-8.3
2007	17	99.0	100.2	17.4	1.80	1.42	1.13	12.6	8.4	2.5	32.8	-16.7
2006	20	101.3	81.9	8.8	1.66	1.20	0.83	10.2	3.6	-9.0	26.0	-39.5
2005	13	100.0	129.6	0.6	1.68	1.36	1.02	18.0	4.9	0.4	58.8	-14.3
2004	11	100.0	146.3	0.0	1.71	1.54	1.29	29.3	15.2	5.3	36.1	-12.0

## PREQIN GLOBAL DATA COVERAGE



**ALTERNATIVES COVERAGE** 

**FIRMS** 

**FUNDS** 

**FUNDS OPEN TO INVESTMENT** 

**INVESTORS MONITORED** 

**FUNDS WITH PERFORMANCE** 

**DEALS & EXITS** 

34,256

62,631

22,435

17,328

29,246

355,590

**PRIVATE EQUITY\*** 

**HEDGE FUNDS** 

**REAL ESTATE** 

**INFRASTRUCTURE** 

**PRIVATE DEBT** 

**NATURAL RESOURCES** 

**INVESTOR COVERAGE** 

7,458 Active **Private Equity** LPs

21,824

Private Equity

Funds

5.575

Hedge Fund

Investors

6,768 Active Real Estate LPs

3.545 Infrastructure

LPs

3,491 Private Debt Investors

,577 Active

Natural Resources

Investors

27,006 Hedge **Funds** 

7,512 1,380 PE Real Estate

Infrastructure **Funds** 

2,721

Private Debt **Funds** 

2,188 Natural Resources

Funds

**FIRM COVERAGE** 

**FUND** 

**COVERAGE** 

15,754 Private Equity Firms 9,734 Hedge Fund

Firms

5,368 PE Real Estate Firms

**Funds** 

Infrastructure Firms

1,688

Private Debt **Firms** 

Natural Resources

**Firms** 

**PERFORMANCE COVERAGE** 

**6,251** Private Equity Funds

19,290 Hedge

**Funds** 

1,887 PE Real Estate Funds

Infrastructure **Funds** 

925 Private Debt

610 Natural Resources

**Funds** 

**FUNDRAISING** 

3,525 Private Equity

**Funds** 

386

**Funds** 

304

**COVERAGE** 

**Funds** 

16,748 Hedge

PE Real Estate Funds Infrastructure **Funds** 

Private Debt **Funds** 

Natural Resources **Funds** 

**DEALS & EXITS** 

**COVERAGE** 

91,371 Buyout Deals and Exits

**BUYOUT** 

**VENTURE CAPITAL** 

167,405 Venture Capital Deals

**REAL ESTATE** 

**58,072** Real Estate Deals

**INFRASTRUCTURE** 

29,374 Infrastructure Deals

**PRIVATE DEBT** 

9,368
Private Debt Deals

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**Funds Terms Coverage: Analysis** Based on Data for Around

> 18,325 Funds

Best Contacts: Carefully Selected from our Database of over

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- Unlimited data downloads
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<sup>\*</sup>Private equity includes buyout, growth, venture capital, turnaround, private equity fund of funds, private equity secondaries, direct secondaries, balanced, hybrid, hybrid fund of funds, PIPE, co-investment and co-investment multi-

## **INDUSTRY NEWS**

In this month's Industry News, we detail sample natural resources funds currently in market as well as recent wind power deals.

## NATURAL RESOURCES FUNDS IN MARKET

As at August 2018, there are a total of 307 natural resources funds in market seeking an aggregate \$157bn in capital. Energy funds make up 68% of funds in market but 84% of targeted capital – the largest proportion of any strategy – followed by agriculture/farmland (6%), diversified natural resources (4%) and metals & mining (3%). There are indicators of global expansion in the natural resources industry, with 25% of capital targeting Europe and 7% earmarked for Asia and Latin America respectively.

The largest natural resources fund in market is Energy Capital Partners IV; managed by US-based Energy Capital Partners, the vehicle is seeking \$6.0bn with a hard cap of \$6.5bn and will target North American energy infrastructure. The fund focuses on control investments, and does not invest in upstream energy assets. It held a third close in March 2018, securing \$2.0bn in institutional capital.

#### Tillridge Global Agribusiness Partners

Il is the largest agriculture/farmland-focused fund in market and the second fund from Tillridge Global Agribusiness Partners. The vehicle is targeting \$750mn for investments in US-based agribusiness assets within the supply chain industry, including storage, distribution, marketing, processing, services and packaging. The fund held a second close on \$375mn in March 2017.

The largest metals & mining fund in market is Resource Capital Fund VII.

Managed by Resource Capital Funds, the vehicle is seeking \$2.0bn for investments in the mining sector across a diversified range of hard mineral commodities and geographic regions. The fund held a second close on \$541mn in February 2018.

#### **RECENT WIND POWER DEALS**

Since the start of 2018, 294 wind power transactions have been completed for \$5.9bn. The largest deal involved Formosa I, a 128 MW offshore wind farm located in Taiwan. In June 2018, Swancor Renewable Energy, Macquarie Capital and Ørsted secured debt financing of TWD 18.7bn from a consortium of banks comprising Cathay United Bank, Taipei Fubon Commercial Bank, Entie Commercial Bank, KGI Bank, ANZ, BNP Paribas, Crédit Agricole, DBS Bank, ING Bank, MUFG Bank, Société Générale and EFK.

Campo Largo I Wind Farm was the largest deal involving wind assets in 2018 in Latin America. The asset is a 328 MW wind power facility located in Bahia, Brazil, and is scheduled to be fully operating in January 2019. In January 2018, Engie, through its subsidiary Engie Brasil Energia, secured debt financing of BRL 1.04bn from Brazilian National Development Bank.

#### **KEY FACTS**



**22%** of wind power deals completed so far in 2018

took place in the US.



27% of natural resources investors will target timberland assets in the next 12 months, up from 21% in Q2 2017.



The net IRR generated by Carnelian Energy Capital I, the top performing unlisted natural resources fund of vintages 2010-2015.

#### **SHARE YOUR NEWS**

Do you have any news you would like to share with the readers of Spotlight? Perhaps you're about to launch a new fund, have implemented a new investment strategy, or are considering investments beyond your usual geographic focus?

Send your updates to **spotlight@preqin.com** and we will endeavour to publish them in the next issue

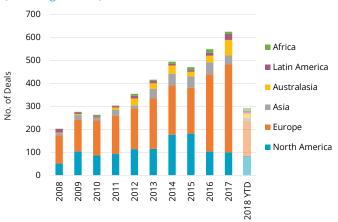
## WIND POWER DEALS

Using data from Preqin's online platform, we examine wind power deals by region, value and project stage, as well as detail the largest deals completed since 2017.

Fig. 1: Wind Power Deals, 2008 - 2018 YTD (As at August 2018)



Fig. 2: Wind Power Deals by Region, 2008 - 2018 YTD (As at August 2018)



Source: Preqin

Source: Preqin

Fig. 3: Wind Power Deals by Value, 2008 - 2018 YTD (As at August 2018)

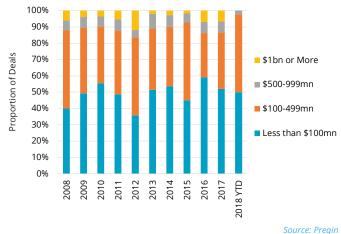
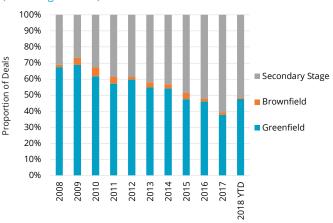


Fig. 4: Wind Power Deals by Project Stage, 2008 - 2018 YTD (As at August 2018)



Source: Pregin

Fig. 5: Largest Wind Power Deals in 2017-2018 YTD (As at August 2018)

Asset	Location	Investor(s)	Deal Size (mn)	Stake (%)	Deal Date
Taiwan Strait Wind Assets	Taiwan	Copenhagen Infrastructure Partners	180,000 TWD	100	May-17
Walney Offshore Wind Farm	UK	PFA Pension, PKA AIP	2,122 GBP	50	Nov-17
Hibikinada 229MW Offshore Wind Farm	Japan	Hokutaku Renewable Energy Service, J-Power, Kyudenko Corporation, Kyushu Electric Power Company, Saibu Gas	175,000 JPY	100	Feb-17
LM Wind Power Assets	Denmark	GE Energy	1,500 USD	100	May-17
Borkum Riffgrund II Offshore Wind Farm	Germany	Global Infrastructure Partners	1,170 EUR	50	Aug-17
Deutsche Bucht Offshore Wind Project	Germany	Northland Power	1,300 EUR	100	Mar-17
Deutsche Bucht Offshore Wind Project	Germany	-	988 EUR	-	Aug-17
Butendiek Offshore Wind Farm	Germany	-	950 EUR	-	Mar-17
Markbygden Wind Farm	Sweden	GE Energy Financial Services, Green Investment Group	800 EUR	-	Nov-17
Lincs Wind Farm	UK	Green Investment Group	731 GBP	75	Jan-17

# NATURAL RESOURCES INVESTORS

We summarize the regions and strategies targeted by natural resources investors, as well as their preferences in terms of route to market.



institutional investors on Preqin's online platform are actively investing in natural resources.



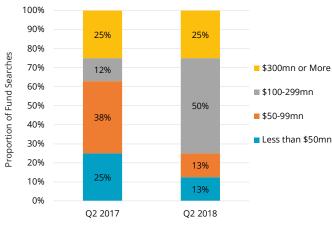
3.7%

Average current allocation to natural resources among active institutional investors (as a % of total assets).



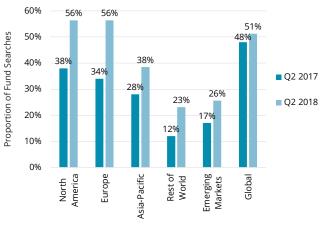
Average current allocation to natural resources among institutional investors active in the asset class.

Fig. 1: Amount of Capital Investors Plan to Commit to Unlisted Natural Resources Funds in the Next 12 Months, Q2 2017 vs. Q2 2018



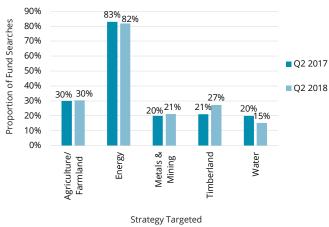
Source: Preqin

Fig. 2: Regions Targeted by Natural Resources Investors in the Next 12 Months, Q2 2017 vs. Q2 2018



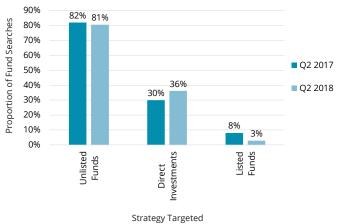
Source: Preqin

Fig. 3: Strategies Targeted by Natural Resources Investors in the Next 12 Months, Q2 2017 vs. Q2 2018



Source: Preqin

Fig. 4: Preferred Route to Market of Natural Resources Investors for the Next 12 Months, O2 2017 vs. O2 2018



## **CONFERENCES**

#### **SEPTEMBER 2018**

Conference	Dates	Location	Organizer	Preqin Speaker	Discount Code
FundForum Asia 2018	3 - 5 September 2018	Hong Kong	KNect365	ТВС	10% Discount - FKN2544PQL
Total Alts	6 - 7 September 2018	San Francisco, CA	IMN	-	15% Discount - PQ15
Preqin Breakfast Seminar – Future of Alternatives - London	12 September 2018	London	Preqin	-	-
Emerging Managers Summit	12 - 13 September 2018	New York, NY	Opal Financial Group	-	-
SuperReturn Asia	17 - 20 September 2018	Hong Kong	KNect365	Ee Fai Kam Jie Xin Choo Mark O'Hare	10% Discount - FKR2449PRQ
SuperReturn Infrastructure	17 - 19 September 2018	London	KNect365	TBC	10% Discount - FKR2459PRQ
Finovate Fall	24 - 26 September 2018	New York, NY	KNect365	-	20% Discount - FKV2343PQT
Brazil Breakfast in association with LAVCA´s Annual Summit and Investor Roundtable	25 September 2018	New York, NY	ABVCAP	-	-
Preqin Breakfast Seminar – Future of Alternatives - New York	26 September 2018	New York, NY	Preqin	-	-

### **OCTOBER 2018**

Conference	Dates	Location	Organizer	Preqin Speaker	Discount Code
GAI Asia	2 - 3 October 2018	Tokyo	HighQuest Group	Ee Fai Kam	-
Local Government Pension Investment Forum	3 October 2018	London	KNect365	-	-
Latin Private Wealth Management Summit	8 - 9 October 2018	Panama City	marcus evans Summits	-	-
Preqin Breakfast Seminar – Future of Alternatives - Hong Kong	11 October 2018	Hong Kong	Preqin	Ee Fai Kam	-
IVCA - Agri Investment Leadership Summit	11 October 2018	Mumbai	IVCA	-	-
FLAIA Meeting of the Americas 2018	18 October 2018	Miami, FL	FLAIA	-	-
Private Wealth Management Summit - APAC	22 - 24 October 2018	Macao	marcus evans Summits	-	-
ASK 2018 Real Estate & Infrastructure Summit	23 October 2018	Seoul	The Korea Economic Daily	-	-
Family Office & Private Wealth Forum – West	24 - 26 October 2018	Napa, CA	Opal Financial Group	-	-
Finovate Asia	29 - 30 October 2018	Hong Kong	KNect365	-	20% Discount - FKV2338PQT